



## Apartment Two-bedroom (3+1)

Sold

133.85 m<sup>2</sup>, Bratislava I, Staré Mesto





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Total area	150 m <sup>2</sup>
Floor area*	134 m <sup>2</sup>
Balcony	16 m <sup>2</sup>
Parking	The apartment includes 2 parking places in the underground garage at a price of 25,000 Euros/parking.
Garage	Yes
Cellar	Yes
PENB	A
Reference number	36691

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**This two-bedroom apartment with a balcony overlooking the high-rise television building and the adjacent Mlynská Valley offers attractive living in a lucrative residential area close to Mountain Park with quick connections to strategic highway bypasses. Complete civic amenities are close at hand.** The apartment has been approved and is move-in ready.

The apartment consists of a **living room with a kitchen** and dining room with access to a 16.11 sq. m. balcony with views. From the foyer that leads to a spacious hallway there is an entrance to **2 bedrooms**, a **separate bathroom** with a preparation for a bath, a shower, sink, toilet, and bidet, and there is another **separate toilet** with a preparation for a sink and a utility/laundry room.

The shell & core apartment has large windows with soundproof aluminum frames, insulated triple-glazed panes, **motorized exterior blinds**. It comes with ceiling cooling, **underfloor heating**, a heat pump with a separate indoor and outdoor unit, kitchen hood ventilation, acoustic walls in the common areas and stairs, camera systems, and fire safety entrance doors.

The location of the residence offers quick connections to the nearby city center by car or public transport as well as to key connecting roads and complete civic amenities. In the vicinity, there are kindergartens and primary schools, sports and cultural institutions, shops, and shopping centers. Fans of active leisure activities will appreciate the residence's proximity to Mountain Park.

The apartment comes with the necessity to purchase 2 parking spaces in the underground garage. The price of a parking space is EUR 25,000 with VAT.

Interior 133.85 m<sup>2</sup>, balcony 16.11 m<sup>2</sup>, cellar 7.9 m<sup>2</sup>